

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of \$500.00 and other good and valuable considerations DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Willie B. Harris and wife, Minnie O. Harris
(herein referred to as grantors) do grant, bargain, sell and convey unto B. M. Darts and wife,
Nellie R. Darts

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A plot of land, one acre, more or less (approximately 150 feet x 300 feet) formerly deeded to the trustees of the Calvary Cumberland Presbyterian Church and located in Section 7, Township 19, Range 1 West, more particularly described as follows:

To locate the beginning point, begin at the Southeasterly point of Negro Comotery adjoining the Ted Wynn property on Cahaba Valley Road, approximately 1 1/2 miles in a Southerly direction from the Florida Short Route; thence Northerly along said Cahaba Valley Road, approximately 160 feet to beginning point; thence at an angle to the left 300 feet; thence at an angle to the right 150 feet more or less; thence at an angle to the right 300 feet, more or less, to right of way of Cahaba Valley Road, thence at an angle to the right 150 feet to point of beginning; all being situated in Shelby County, Alabama.

As part of the consideration hereof the Grantees herein agree to assume and pay that certain mortgage made by Willie Birl Harris and wife, Minnie O. Harris to Claude Benson, a widow, February 9, 1959. The approximate balance of said mortgage is \$5,254.86, payable at the rate of \$50.00 per month, including interest at the rate of 5% per annum.



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 3rd day of February, 1965.

WITNESS:

Elizabeth Adams

Willie Birl Harris (Seal)

Willie B. Harris (Seal)

Minnie O. Harris (Seal)

Minnie O. Harris

STATE OF ALABAMA }
Jefferson COUNTY }

I, Warren G. Smith, a Notary Public in and for said County, in said State, hereby certify that Willie B. Harris and wife, Minnie O. Harris, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, A. D. 1965.

Warren G. Smith
Notary Public.